



Moorfields Close, Staines, TW18 3LU

£650,000 Freehold



A truly stunning six bedroom loft converted semi-detached home, situated in a quiet cul-de-sac, between Staines upon Thames, Thorpe and Chertsey. This spacious property offers up to six double bedrooms, amazing open plan luxury kitchen/ diner/ living room, downstairs cloakroom, modern bathroom, en-suite shower and separate lounge. To the rear, there is a landscaped 35ft (11.58m) garden and to the front a private drive.

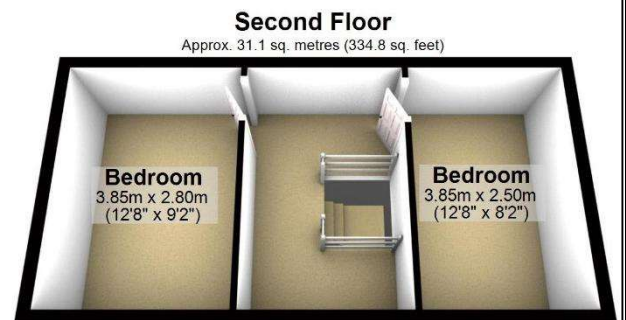
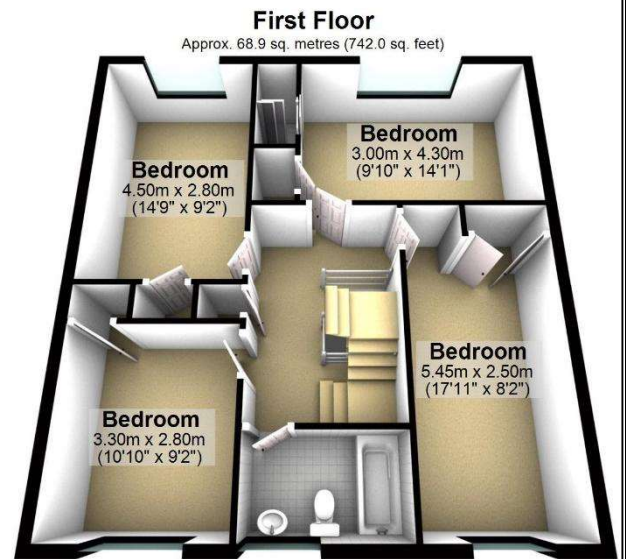
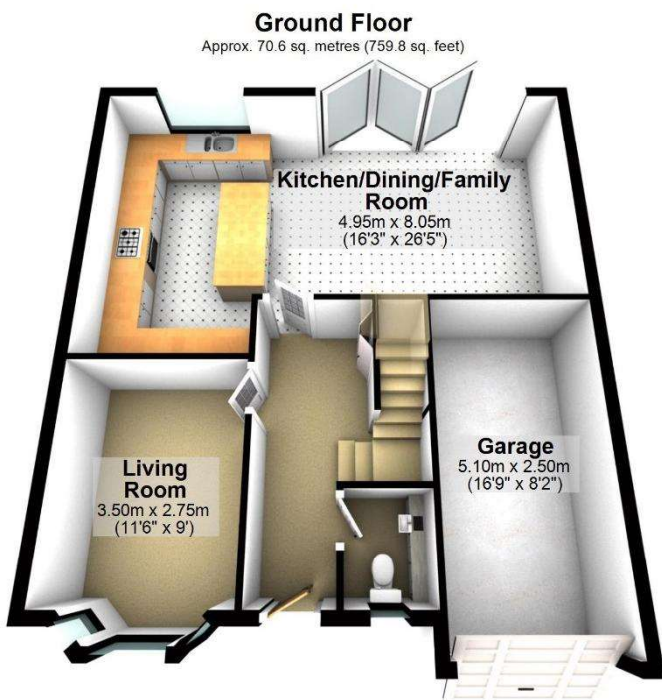
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Double glazed front door with pillared surround.

<u>ENTRANCE HALL:</u>	4.54m x 2.57m (14'10 x 8'6) Under stair cupboard housing meters and under floor heating manifold, built in storage drawers, under floor heating. Stairs to first floor.
<u>CLOAKROOM:</u>	In white with low level W.C, wash hand basin set into vanity unit, ceramic tile floor, part tiled walls, chrome ladder radiator, underfloor heating. Frosted porthole window to front.
<u>LOUNGE:</u>	3.50m x 2.75m (11'6 x 9') Radiator. Double glazed bay window to front.
<u>KITCHEN/LIVING/ DINING ROOM:</u>	8.05m x 4.95m (26'5 x 16'3) Extensive range of gloss white base and eye level units, marble worktops, concealed lighting, soft close doors and drawers, integrated washer dryer, space for American fridge/freezer, under floor heating, integrated dishwasher, built in electric double oven and five ring induction hob. Tilting overhead extractor hood, fully tiled splashback, central island with additional storage and breakfast bar, under floor heating, one and half bowl stainless steel sink unit with flexi-hose mixer tap. Double glazed window to rear.
<u>LIVING AREA:</u>	Underfloor heating, open plan into kitchen area. Double glazed bi-fold doors into rear garden.
<u>FIRST FLOOR LANDING:</u>	3.86m x 2.59m (12'8 x 8'6) Storage cupboard, stairs to second floor.
<u>BATHROOM:</u>	2.56m x 1.63m (8'4 x 5'4) Luxury white suite comprising low level W.C, wash hand basin, panel bath with chrome mixer shower over, fitted glass shower screen, porcelain tiled floor, fully tiled walls, chrome ladder radiator. Frosted double glazed window to front.
<u>BEDROOM ONE:</u>	4.30m x 3.00m (14'1 x 9'10) Radiator, coved ceiling, built in wardrobe. Double glazed window to rear. Sliding glass door into:
<u>EN-SUITE SHOWER:</u>	In white with wash hand basin, tiled shower cubicle housing chrome mixer shower, extractor fan.
<u>BEDROOM TWO:</u>	5.45m x 2.50m (18' x 8'2) Radiator, coved ceiling, built in wardrobe. Double glazed window to front.
<u>BEDROOM THREE:</u>	4.50m x 2.80m (14'9 x 9'2) Radiator, coved ceiling, built in wardrobe. Double glazed window to rear.
<u>BEDROOM FOUR:</u>	3.30m x 2.80m (10'10 x 9'2) Radiator, built in wardrobe. Double glazed window to front.
<u>SECOND FLOOR LANDING:</u>	3.86m x 2.59m (12'8 x 8'6) Eaves storage cupboard with Worcester Bosch combi boiler inside. Double glazed Velux window.
<u>BEDROOM FIVE:</u>	3.85m x 2.50m (12'8 x 8'2) Double glazed Velux ceiling window.
<u>BEDROOM SIX:</u>	3.85m x 2.80m (12'8 x 9'2) Double glazed Velux ceiling window.
<u>INTEGRATED GARAGE:</u>	5.10m x 2.50m (16'9 x 8'2) Light, power, access to meters, metal up and over door. Approached via two car drive.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	38ft (4.49m) Seating deck with lighting, lawn area, outside tap, various shrubs, side access gate, lighting electrics.
<u>FRONT GARDEN:</u>	Lawn area and inset shrub bed.
<u>COUNCIL TAX BAND:</u>	F- Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN



Total area: approx. 170.6 sq. metres (1836.5 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

Energy performance certificate (EPC)

6 Moorfields Close
STAINES-UPON-THAMES
TW18 3LU

Energy rating

C

Valid until: 26 October 2033

Certificate number: 8537-7620-1309-0853-1222

Property type: Semi-detached house

Total floor area: 100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60